



October 5, 2016

Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members:

Johanna Metz-Coleman, Supervisor
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held October 5, 2016. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the 5th day of October 2016 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
 Rebecca Anderson, Member
 Anthony Gorski, Member
 Joseph Keefe, Member
 Lawrence Korzeniewski, Member
 Kristin McCracken, Member
 Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: John M. Abraham, Jr.

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
 Kevin E. Loftus, Town Attorney
 Matthew Fischione, Code Enforcement Officer
 Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Joseph Keefe, Member

Minutes - A motion was made by Rebecca Anderson to approve the minutes from the September 21, 2016 Planning Board Meeting. Motion seconded by Anthony Gorski and unanimously carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS LIST-OCTOBER 5, 2016

- 10.05.01 SEQR response dated 9/22/16 from EC DPW regarding Basil Resale Center.
- 10.05.02 Memo dated 9/26/16 from Mark Lubera noting issues with the revised landscape plan regarding the no clearing zone for the Edgewater Apartments West.
- 10.05.03 Letter from Joseph David, received 9/21/16, to Supervisor Coleman and PB Chair Connelly, noting ownership in properties.
- 10.05.04 SEQR response dated 9/20/16 from EC Department of Environment and Planning, regarding Buffalo Suburban Church.
- 10.05.05 SEQR response dated 9/15/16 from the EC Department of Environment and Planning regarding Basil Resale Center.
- 10.05.06 SEQR response dated 9/15/16 from Erie County Department of Environment and Planning regarding Edgewater Apartments West.
- 10.05.07 SEQR response dated 9/15/16 from Erie County Department of Environment and Planning regarding Royal Car Wash.
- 10.05.08 SEQR response dated 9/02/16 from EC DPW regarding Autowave.
- 10.05.09 Revised landscape plan from Edgewater Apartments West forwarded by Matt Fischione, Code Enforcement Officer, dated 9/21/16, that remedies the removal of a "No Clearing" zone that occurred the week of 9/12/16.
- 10.05.10 Notice of SEQR review to be held 10/3/16.
- 10.05.11 SEQR response dated 9/26/16 from EC DPW regarding Buffalo Vascular.
- 10.05.12 SEQR response dated 9/23/16 from EC Division of Sewerage Management regarding Buffalo Vascular.

- 10.05.13 Letter dated 9/19/16 from Dan Amatura, Highway Superintendent, with comments regarding Schuster 3 lot subdivision. Road cuts will be done according to Town highway specifications since the road is scheduled to be repaved.
- 10.05.14 Minutes of Lancaster Town Board meeting held on 10/3/16.
- 10.05.15 Copy of resolution adopted by Town Board on 10/3/16 approving site plan for Precision Scale & Balance, 140 Rotech Dr. with one condition.
- 10.05.16 Copy of resolution adopted by Town Board on 10/3/16 approving site plan for Edgewater Community Apartments West, Broadway with three conditions.
- 10.05.17 Public Hearing Notice-Special Use Permit, Site Plan Approval & Lease Agreement for Mohawk Place (BUF-602B) Telecommunication Tower.

Communication 10.05.09 Chairman Connelly and Joseph Keefe did go out to view the Edgewater Apartments West "No Clearing" zone that was removed.

Next meeting will include Public Hearings for Haskell and Harris Hill-3 lot Development and 455 Pleasantview Dr.-3 lot Development.

ACTION ITEMS

SITE PLAN REVIEW-Project #1750, TWO LOT DEVELOPMENT LOCATED ON THE SOUTH SIDE OF SENECA PLACE AT THE CORNER OF JUNIPER BLVD. THE PARCEL MEASURES 3.51 ACRES.

Kenneth Zollitsch of Greenman-Pedersen Inc. presented for Pleasant Meadow Associates the two lot development which was previously presented as three lots. The parcel is basically a left over piece of the subdivision and the Town was not interested in assuming it. The sanitary sewer will be extended to these two lots and water will be connected.

Engineering-The wetlands on the properties including the buffer will be monumented at the most restrictive spot. Potential homeowners will be instructed that no pools, sheds or other structures can be placed in the wetlands or buffer. No mowing or clearing of the wetlands will be allowed. Deed restrictions will be placed on each lot regarding the wetland and buffer areas. Potential homeowners will be instructed that the entire length of sidewalk will need to be kept clear of snow and maintained by the property owner. Existing sidewalk may need to be removed and then replaced after the homes are constructed. A property survey does need to be submitted to Robert Harris. Lot #1 does have a depth of approximately 125' on the east side to the wetlands.

Lighting-No additional street lights will be added for this site plan.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Melvin Szymanski to recommend approval of the site plan to the Town Board with the following conditions:

1. Wetlands including buffer will be monumented at the most restrictive spot.
2. Deed restrictions will be placed on each lot regarding the wetlands and buffer area.

Motion seconded by Anthony Gorski and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Yes
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

SITE PLAN REVIEW-Project #1674, BUFFALO SUBURBAN CHURCH LOCATED AT 5580 GENESEE STREET. THE EXISTING STONE PARKING LOT WILL BE EXPANDED AND PAVED TO ACCOMMODATE 114 PARKING SPACES. ADDITIONAL LIGHTING, A NEW DUMPSTER ENCLOSURE AND PIPING OF THE DITCH WILL BE INCLUDED IN THE IMPROVEMENTS TO THE PROPERTY.

Christopher Wood of Carmina, Wood, Morris presented the site plan as an overall improvement and cleanup of the exterior property.

Lighting-15' LED light standards will be installed and lighting directed downward in the parking lot.

Dumpster-A new dumpster enclosure will be constructed.

Engineering-A stone filter strip along the perimeter is to be installed for drainage. The DOT will need to approve the filling in of the ditch at the front of the property. The parking lot will extend 30' to the west of the property and leave approximately 200' to the side property line which will be undisturbed.

Landscape-There will be no additional landscaping.

Variance-No variances are required.

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the site plan to the Town Board.

Motion seconded by Joseph Keefe and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Yes
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

Discussion on Flag Lot Requirements

Chuck Malcolm prepared a Model Local Law Regulating Flag Lots to be reviewed by the Planning Board. The proposal does allow for lots which have already been split to be "Grandfathered In" Banning the nonconforming lots due to the nuisance that they cause is a possibility. Response from emergency services is a concern when flag lots are created. Flag lots allow for homes to be stacked behind one another and neighbors to the rear stare at the back windows of the home in front of them.

Currently, a property owner can split off a portion of a lot and file a deed with Erie County and notification is then made to the Town Assessor. The portion split off could be a flag lot, a nonconforming lot or a buildable lot. The policing of the newly created lot is up to the Municipality. Too often a mistake can be made in the splitting of a lot and the error is not found until a building permit or approval is sought.

Bringing all splits in front of the Planning Board before a deed is filed is an option. Farm land has been slowly subdivided over the years and often times a farmhouse is left on a newly created nonconforming lot. A Siebert Road property has had multiple splits that slowly added up to a subdivision. The problem with this is that no drainage plan was submitted and reviewed or drainage installed.

A nonconforming lot on Westwood Road was denied a variance for insufficient road frontage. Our Town is still developing and property owners want to get the best use of their land. The Town needs to monitor what is best for the Town and all residents. Ultimately the Local Law will need to be written in a way that is enforceable by the Code Enforcement Officer.

It was decided that each Planning Board Member would put their thoughts together and submit them to Chair Connelly. Chair Connelly will then compile the ideas and submit to Councilman Abraham for further discussion. Matt Fischione will research how other municipalities deal with this issue.

Other items discussed

Apple Rubber will be in front of the Town Board for approval on 10/17/16.

SEQR for Royal Car Wash and Basil Chevrolet will be reviewed on 10/17/16.

202 Enchanted Forest is waiting on 811 Dig Safely before installing the landscaping agreed upon.

2017 Proposed Budget is available to view online and is under the tax cap.

No update on Enterprise.

Subdivision packet needs to be entered into Town Code.

Discussion on distribution of materials and meeting packets.

At 8:00p.m. a motion was made by Melvin Szymanski to adjourn the meeting. Motion seconded by Neil Connelly and unanimously carried.



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: October 5, 2016

RE: Two lot development on the South side of Seneca Place

PROJECT#: 1750

LOCATION: South side of Seneca Place at the corner of Juniper Blvd.

TYPE: Site Plan Review

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Kristin McCracken-Yes

Melvin Szymanski-Yes

CONDITIONS:

1. Wetlands including buffer will be monumented at the most restrictive spot.
2. Deed restrictions will be placed on each lot regarding the wetlands and buffer area.

COMMENTS: None



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TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: October 5, 2016

RE: Buffalo Suburban Church

PROJECT#: 1674

LOCATION: 5580 Genesee Street

TYPE: Site Plan Review

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes

Lawrence Korzeniewski-Yes
Kristin McCracken-Yes
Melvin Szymanski-Yes

CONDITIONS: None

COMMENTS: None